

002.0

0003

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

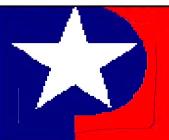
598,300 / 598,300

USE VALUE:

598,300 / 598,300

ASSESSED:

598,300 / 598,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
89		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BARRILLEAUX GERARD &	
Owner 2: BARRILLEAUX MARY CATHERINE	
Owner 3:	

Street 1: 89 FAIRMONT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SOMLYODY STEPHEN A -

Owner 2: -

Street 1: 89 FAIRMONT STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,562 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3562		Sq. Ft.	Site		0	80.	1.48	1									421,487						421,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	3562.000	176,800			421,500	598,300									1713
Total Card	0.082	176,800			421,500	598,300	Entered Lot Size								GIS Ref
Total Parcel	0.082	176,800			421,500	598,300	Total Land:								GIS Ref
Source:	Market Adj Cost				Total Value per SQ unit /Card:	628.47	/Parcel:	628.4			Land Unit Type:				Insp Date

05/04/09

!171!

USER DEFINED

Prior Id # 1:	1713
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:01:54
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 002.0-0003-0019.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2020	101	FV	176,800	0	3,562.	421,500	598,300	598,300	Year End Roll	12/18/2019
2019	101	FV	154,400	0	3,562.	447,800	602,200	602,200	Year End Roll	1/3/2019
2018	101	FV	154,400	0	3,562.	326,700	481,100	481,100	Year End Roll	12/20/2017
2017	101	FV	154,400	0	3,562.	284,500	438,900	438,900	Year End Roll	1/3/2017
2016	101	FV	134,100	0	3,562.	242,400	376,500	376,500	Year End	1/4/2016
2015	101	FV	134,400	0	3,562.	237,100	371,500	371,500	Year End Roll	12/11/2014
2014	101	FV	134,400	0	3,562.	194,900	329,300	329,300	Year End Roll	12/16/2013
2013	101	FV	134,400	0	3,562.	185,500	319,900	319,900		12/13/2012

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

SOMLYODY STEPHEN	1481-75		11/19/2015		510,000	No	No	
	1084-92		7/1/1991		150,000	No	No	Y

BUILDING PERMITS

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

8/13/2015	1130	Re-Roof	10,475	8/13/2015				Strip and reroof.

Date Result By Name

4/28/2016	Sales Review	PT	Paul T
10/27/2015	Permit Insp	PC	PHIL C
5/4/2009	Measured	372	PATRIOT
9/24/1999	Meas/Inspect	163	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Average																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: RED				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1962	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdict:	Fact:	.		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	5	3									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%			Total:	18.6 %		Plumbing:													
Bsmt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	95.00			Heating:													
Bsmt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.99989998																	
Insulation: 2 - Typical				Adj \$ / SQ: 128.237																	
Int vs Ext: S				Other Features: 58500																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 217206																	
% Com Wall:	% Sprinkled:			Depreciation: 40400				Juris. Factor:		Before Depr: 128.24											
				Depreciated Total: 176806				Special Features: 0		Val/Su Net: 92.86											
								Final Total: 176800		Val/Su SzAd: 185.71											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 002.0-0003-0019.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
Total:																					